

VILLAGE OF PEMBERTON

BYLAW NO. 902, 2021

Being a bylaw to amend the Village of Pemberton Official Community Plan Designation Bylaw No. 654, 2011

WHEREAS the Council may amend its Official Community Plan from time to time;

AND WHEREAS the Council of the Village of Pemberton deems it desirable to amend the Official Community Plan to accommodate institutional use within the Tiyata at Pemberton Neighbourhood;

NOW THEREFORE the Council of the Corporation of the Village of Pemberton in open meeting assembled **ENACTS AS FOLLOWS:**

1. CITATION

This Bylaw may be cited for all purposes as “Official Community Plan Amendment (Tiyata - École de la Vallée) Bylaw No. 902, 2021.”

2. Village of Pemberton Official Community Plan Designation Bylaw No. 654, 2011 is amended by:

- (a) Deleting “Section 6.1 Special Planning Area (Tiyata at Pemberton)”, and replacing with “Section 6.1 Special Planning Area (Tiyata at Pemberton)” as attached as Schedule 1 of this Bylaw;
- (b) Amending Map “B” **Land Use Designations** to remove the Residential Designation from Lot 3, DL 203, Plan 12807, LLD and replace with the Civic and Institutional Designation in accordance with Schedule 2 of this Bylaw;
- (c) Amending Map “C” **Development Permit Areas** to remove the “Intensive Residential” Designation from Lot 3, DL 203, Plan 12807, LLD, in accordance with Schedule 3 of this Bylaw.

READ A FIRST TIME this 1st day of June, 2021.

READ A SECOND TIME this 1st day of June, 2021.

NOTICE OF PUBLIC HEARING FOR VILLAGE OF PEMBERTON OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW (Tiyata - École de la Vallée) No. 902, 2021 WAS PUBLISHED IN THE Pique Newsmagazine on September 9th, 2021 AND September 16th, 2021.

PUBLIC HEARING HELD this 21st day of September, 2021.

READ A THIRD TIME this 5th day of October, 2021.

ADOPTED this 17th day of May, 2022.

Mike Richman
Mayor

Sheena Fraser
Corporate Officer

Schedule 1

Official Community Plan Amendment (Tiyata - École de la Vallée) Bylaw No. 902, 2021

Special Planning Area (Tiyata)

1.0 Background

The **Tiyata at Pemberton** (Neighbourhood) is located within the heart of the Village of Pemberton. The lands subject to this ***Special Planning Area*** fall within the CN Rail line, Signal Hill Elementary School, Highway 99, and Pemberton Creek. A small portion of the lands lies west of Pemberton Creek.

The lands comprise an 8.9 hectare site and other than the presence of the creek, the lands exhibit no significant physical features. The relatively flat site is within the Lillooet River flood plain and the Pemberton Creek flood protection area.

The Neighbourhood has been designated as a ***Special Planning Area*** because of the significant opportunity to plan and design a new neighbourhood within the Village in a comprehensive manner respecting Smart Growth and sustainability principles. The project presents a unique opportunity as a significant and considerable tract of land within the centre of the community that is able to accommodate a variety of complementary land uses.

2.0 Neighbourhood Vision

The vision for the Tiyata at Pemberton Neighbourhood is to create a sustainable development that offers compact housing catering to a range of incomes and ages, parklands and institutional uses. The residents will have easy access to places of work, shopping, educational facilities and community amenities.

3.0 Land Use Framework

The **Tiyata at Pemberton Neighbourhood** will be developed generally in accordance with a land use framework shown in Map B and contain residential, institutional, office and recreational park land uses. The residential densities for the development comprise approximately 100-120 units which will be linked internally and externally by a trail and sidewalk network. The development's residential land uses, proximity to downtown, schools, childcare centres, community recreational facilities, and pedestrian network ensures that it will be a "walkable" neighbourhood.

The Neighbourhood will have two main community gathering points; one within the school/community hub in the south-end of the neighbourhood and the other at a public park located along Pemberton Creek. The school/community hub will be aimed at kindergarten to Grade 12 (K-12) students and incorporate much needed childcare spaces and a community garden.

The commercial/office use will be at the main entrance providing a transition between downtown and the neighbourhood. For those uses adjacent to the CN Rail right of way, setbacks will be integrated into the buildings and site design. The lower density single family and duplex lots with parkland and trail corridors will comprise the majority of the residential development. These lots will respect provincial requirements for riparian setbacks.

The Neighbourhood will consist of the following components:

- a total of approximately 100-120 dwelling units consisting of small lot single family, duplex dwelling lots and apartments;
- a three-storey K-12 school and playing fields;
- daycare and after-school care spaces;
- 2,230 square meters of commercial/office floor space;
- greater than 5% of the site for park land, including a community garden; and
- a connecting trail network.

4.0 Circulation Systems

The northern (residential) portion of the neighbourhood is served by a new local road accessed from Portage Road. The southern (school use) portion of the neighbourhood will be accessed directly from Highway 99, an access which will also serve as an emergency exit for the residential neighbourhood. The trail network will feature a trail along the dike and under the BC Hydro transmission lines connecting the neighbourhood to the Community Centre on Portage Road. Internal trails will also be provided linking various parts of the neighbourhood.

The Plan for the Neighbourhood has accommodated the possibility for a future vehicular and pedestrian crossing of the rail line by protecting a road right of way, however such a crossing will not materialize without the permission of the rail operations.

5.0 Infrastructure and Services

The Neighbourhood will be serviced with municipal water and sewer in accordance with Village standards. Stormwater will apply best practices in reducing the amount of flow that enters Pemberton Creek.

The upgrading of any off-site infrastructure to service the neighbourhood will be the subject of further technical studies.

Any street lighting shall be dark sky friendly.

6.0 Flood Protection and Riparian Setbacks

The **Tiyata at Pemberton Neighbourhood** is situated on the valley bottom and therefore lies within the Pemberton Creek alluvial fan and the Lillooet River floodplain. The property is protected by the Pemberton Creek Dike, which is a provincially regulated dike maintained by the Pemberton Valley Diking District. In a 2018 Floodplain Mapping Study this dike was listed in Fair Condition. The area is above the 200 year flood level as modelled in the 2018 Study. All habitable space within any building will need to be constructed to the established flood control elevations.

The project is subject the Riparian Areas Regulation. An assessment has been completed by a certified environmental professional whereby the Streamside Protection and Enhancement Area (SPEA) has been delineated as 15 metres. Although the proposed building envelopes will not be within the 15 meter setback, development parcels may be within the delineated Streamside Protection and Enhancement Area.

7.0 Community Amenities

As noted previously, the **Tiyata at Pemberton Neighbourhood** will contain a number of elements that the overall community will benefit from including:

- parkland dedications in excess of the 5% requirement;
- neighbourhood park improvements;
- neighbourhood trail construction, including a dike trail;
- school drop off improvements benefitting Signal Hill Elementary;
- community use of the K-12 School Facilities including day-care and after school care;
- a pedestrian bridge crossing linking the dike trail and the Creekside townhouse site; and
- a community garden.

8.0 Sustainability Initiatives

The **Tiyata at Pemberton Neighbourhood** has been designed with a number of features that respect to accommodate a number of sustainability principles including:

- central community meeting areas both passive and active in scope;
- community garden for growing food and building community;
- a trail connecting the neighbourhood with Signal Hill Elementary School;
- a variety and choice of housing opportunities;
- a walkable neighbourhood with a variety of pedestrian options; and
- opportunities for learning and long term employment.

There are a number of other sustainability opportunities that will be secured through the development approval process including:

- diversity of tenures;
- attractive streetscape;
- universal access;
- commitment to ongoing community participation;
- green building best practices such as grey water reuse, water reduction appliances, the stormwater management, heat island reduction, permeable pavement, solar exposure; and
- flexibility in unit design to allow people to age in place.